



Ribble Valley
Borough Council

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My reference: 3/2025/0270

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Date: 21 May 2025

Location: Lower Reaps Farm Whinney Lane Mellor BB2 7EL

Proposal: Approval of details reserved by conditions 3 (materials), 4 (window and door specifications), 5 (details of roof lights), 7 (building recording and analysis), 11 (electric vehicle charging point), 13 (landscaping) and 17 (drainage) of planning permission 3/2022/1165.

I write in response to your application to discharge the conditions pursuant to planning approval

Condition 3 (materials) – A Materials Condition Statement has been provided and the Heritage and Conservation Officer at Growth Lancashire have provided comments.

- The proposed windows will be of hard wood frames and the photo provided is of a one over one sash window. The approved plans noted that the existing windows were to be cleaned down, repainted and repaired as required; with only new windows to be timber casement windows to match existing with thin double-glazed units. As such, the proposed details for the new windows (only) are acceptable.
- The proposed doors will be made of hard wood and painted; the finish is to match hard wood windows, and the material and design acceptable.
- The photographic sample of the stonework for the walls, which is to match the existing and any new stone to be locally sourced / reclaimed is acceptable, however the proposed mortar mix details for any repointing has not been provided. This is required to be submitted.
- The proposed internal and external floor treatments are satisfactory and considered acceptable.
- The proposed roof finish it to be of a blue/grey natural slate to suit locality - slates to be UKCA marked which confirms they have been tested to BS EN 12326 and are grade T1 classification and are acceptable.

- The aluminium rainwater goods in heritage black are acceptable
- No details have been provided of the opening to be in-filled including reveals. Blocked up entrances should be set back in the reveal; this is to evidence the former opening, to allow the building still to be read and understood. These details are required to be submitted.
- No material details for lintels and cills have been provided. These details are required to be submitted.

As such, Condition 3 **cannot** be discharged until the further information identified above is submitted.

Condition 4 (window and door specifications) - The submitted details of any replacement and new windows are to be timber framed slimline double glazed sash windows (as described above one over one). The proposed windows are acceptable, and Condition 4 can be partially discharged insofar that the approved windows and doors shall be implemented within the development in strict accordance with the approved details and shall thereafter be retained in perpetuity.

Condition 5 (details of roof lights) - The submission includes a proposed section drawing which notes that the proposed rooflights will be conservation rooflights and will be installed flush with the roof '*between the rafter installation*'. This is acceptable and Condition 5 can be partially discharged insofar that the approved rooflights shall be implemented in strict accordance with the approved details and shall thereafter be retained in perpetuity.

Condition 7 (building recording and analysis) – Condition 7 can be partially discharged as the submitted WSI is appropriate for the level of work the Historic Environment Unit at Lancashire County Council indicated should be carried out prior to the proposed development. As such, the condition can be partially discharged to enable work to be carried out but cannot be fully discharged until the Building Recording Report is submitted.

Condition 11 (electric vehicle charging point) - The details of the Eve Single S-line' charging station have been provided and are considered to be acceptable. Condition 11 can therefore be partially discharged insofar that the charging points shall have been made available for use prior to the first occupation of each dwelling and thereafter retained as such.

Condition 13 (landscaping) – The submitted Landscaping Plan (drawing number: dis.02) is considered to be acceptable. Condition 13 can be partially discharged insofar that the approved landscaping scheme is required to be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Condition 17 (drainage) – The submitted Surface Water and Foul Water Drainage Strategy by Reid Jones Partnership Ltd dated March 2025 identifies that surface water runoff from the developed site will be attenuated and discharged into the existing drainage ditch, which flows from the northern to the southern boundary before continuing to Arley Brook, maintaining the natural drainage pattern. The discharge rate will be restricted to greenfield run off rate of 2.0 l/s and the surface water drainage design accommodates

runoff from all rainfall events up to the 1-in-100-year critical storm, with a 45% allowance for climate change. Attenuation is achieved through underground storage crates within the soft landscaped areas to the south of the converted buildings. In addition, foul water from the three proposed buildings will be treated by separate treatment plants before being discharged into the drainage ditch. This is considered to be acceptable as the condition required that surface water does not discharge into the public sewer. Condition 17 is partially discharged insofar that no dwelling shall be occupied or brought into first use until the drainage works associated with that dwelling have been completed in accordance with the approved scheme and the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Nicola Hopkins

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